

035.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

798,000 / 798,000

USE VALUE:

798,000 / 798,000

ASSESSED:

798,000 / 798,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		NORTH UNION ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROBERTS MIRIAM MARIE HOOVER	
Owner 2: BALTERA CONSTANCE GRETCHEN	
Owner 3:	
Street 1: 63 NORTH UNION ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: KNILL PAOLO J -
Owner 2: C/O ERIC MILLER CPA -
Street 1: P O BOX 358
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,581 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Clapboard Exterior and 2375 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 8 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5581		Sq. Ft.	Site		0	64.	1.05	3									375,954						376,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										24397
										GIS Ref
										GIS Ref
										Insp Date
										12/06/18

PREVIOUS ASSESSMENT										Parcel ID	035.0-0003-0003.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	104	FV	466,700	0	5,581.	376,000	842,700	842,700	Year End Roll			12/18/2019
2019	104	FV	364,700	0	5,581.	340,700	705,400	705,400	Year End Roll			1/3/2019
2018	104	FV	364,700	0	5,581.	323,100	687,800	687,800	Year End Roll			12/20/2017
2017	104	FV	342,000	0	5,581.	282,000	624,000	624,000	Year End Roll			1/3/2017
2016	104	FV	342,000	0	5,581.	240,800	582,800	582,800	Year End			1/4/2016
2015	104	FV	285,200	0	5,581.	223,200	508,400	508,400	Year End Roll			12/11/2014
2014	104	FV	285,200	0	5,581.	185,000	470,200	470,200	Year End Roll			12/16/2013
2013	104	FV	276,900	0	5,581.	176,200	453,100	453,100				12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNILL PAOLO J,	73188-257		8/28/2019		845,000	No	No		
	15349-484		12/1/1983			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/15/2020	1085	New Wind	10,272	C					10/15/2019	SQ Returned	JO	Jenny O
7/12/2012	869	Redo Kit	19,200						12/6/2018	MEAS&NOTICE	CC	Chris C
									1/14/2013	Info Fm Prmt	BR	B Rossignol
									4/28/2009	Measured	163	PATRIOT
									4/3/2000	Missed Appt.	264	PATRIOT
									2/29/2000	Measured	197	PATRIOT
									11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

